

## **Resume of contribution of invited speaker Eduard Trepà, Fundació del Món Rural, at round table AEIAR, 17<sup>th</sup> May 2018, Montpellier**

First, we want to thank the AEIAR for the invitation to participate in the round table and give us the opportunity to express our opinion on the state of the regulation of land in Catalonia. I'm going to provide brief information on the reality in Catalonia, which is largely the same in the rest of Spain.

### **Land regulation and rural development**

As we can read throughout the Report No. A8-0119 / 2017 of Maria Noichl, and being completely agree with it, the agrarian activity, although not being the economic activity more present in rural territories neither the one that generates more wealth, is the one that has a greater impact on our landscape and, therefore, in our society and the environment in general. Guaranteeing and preserving the agrarian space and its activity and, moreover, make sure that this activity it's managed by small and medium-sized farms and family farms, is the best way to ensure a sustainable food production model compatible with environmental maintenance and to reduce the impact of climate change.

According to that, as mentioned and discussed in the Report, we consider that while measures to preserve the agricultural space are provided, measures to ensure that new farmers can access to land must be taken. Especially for those new farmers that do not belong to peasant families. As proposed in points 10, 11, 12, 27, 40 and 43 of the document, for example, promote tools for innovate in land-sharing by means of investment funds, to orientate and even regulate the market to guarantee adequate land prices and include in the future CAP specific measures to facilitate access to land of small farmers is crucial and necessary for the future of agriculture and rural areas in general.

### **Land regulation in Catalonia**

In Catalonia there is no regulation of agricultural land in a specific way. We have the right to pre-emption according to [Law 5/2006, of May 10, of the fifth book of the Civil Code of Catalonia](#), regarding royal rights, is included in articles between 568-13 and 568-20. This right is also regulated by the [Law 19/1995, of July 4, on modernization of farms](#), in its article 27. In any case there is no regulation of the price of land.

We understand we should follow the argument proposed by the Report in points 5, 6, 21, 22, 24, 25, among others, and improve the information on the available land market in each European region, facilitate access to land tenure by new farmers, regulate the agricultural land market and use and share successful experiences in the European Union to improve the management of agricultural space for the benefit of society.

In Catalonia there are no public farmland inventories managed by the Catalan Government. There are experiences at a municipal or company level that have had diverse results. However, the proposal of the [Law of Agrarian Spaces](#) goes further by proposing an agricultural uncultivated farmland registry, but it is not yet approved by the Catalan Parliament. At Spanish level, there are farmland inventories managed by public governments in Galicia, Asturias and the Basque Country, for example.

We agree too with the proposal of point 7 of the document, which considers necessary to generate farmland inventories with information about owners and land rights with up-to-date information.

### **CAP aids and new young farmers**

In Catalonia, the young farmers aids of the Rural Development Programme facilitate access to land with a bonus if the farmer does not have land in property or renting.

As proposed in points 12, 15, 30, 32, 33 and 42 of the report, it is necessary to promote the implementation of small and medium-sized agricultural farms through the CAP while promoting the entry of young farmers and, therefore, modifying the rules and the measures of the PAC so that they do it.

### **Expecting from the EU Institutions**

From our point of view, if the European Commission and part of the Member States consider that it is necessary to regulate the agrarian land market given the situation of progressive risen prices and the acquisition of agricultural land by large companies not linked to the primary sector, and if encouraging Member States to develop tools in this way does not have the desired impact, we call the European Commission to take initiatives to ensure that Member States have regulatory tools for accessing to farmland.

We also believe that having more information about the agricultural land market and its concentration has benefits for the society and that this idea is already included in the report in points 2 and 4. We completely agree with this demand and we reaffirm the necessity to create an observatory in this matter.

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